

THE CHAPEL, COUCHS MILL, LOSTWITHIEL, PL22 0NN



A spacious four bedroom former Methodist Chapel (Circa 1815), which was converted to a residential property in 2014 and enjoys a peaceful location in the small rural hamlet of Couchs Mill.

Accommodation Comprises:- Entrance hall, large open plan lounge/kitchen/diner with vaulted ceiling, mezzanine area, two ground floor bedrooms (one with en-suite shower room), ground floor bathroom, landing, two first floor bedrooms, second bathroom, energy efficient air source heat pump system (combination of underfloor heating and radiators), uPVC double glazed windows, small garden and off-road parking for two cars.

£375,000

The property was converted just a few years ago and has been renovated to a high standard to cater for the holiday let market. 'The Chapel' is considered an ideal opportunity for those seeking a holiday home or indeed a main residence and is currently listed on www.cottages.com (Reference - w43503).

SITUATION

Couchs Mill is a small rural hamlet which lies just over 2 miles from the historic town of Lostwithiel and around 1.5 miles from the pretty creekside village of Lerryn. The ancient stannary town of Lostwithiel is a popular Mid-Cornwall location which is steeped in history and renowned for its vibrant community. The town offers a good range of amenities which include a variety of shops, restaurants, public houses, professional services, dentist and health centre. There is a main line railway station on the Penzance to London line and a choice of two Primary schools.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

Arched double doors opening into:-

Entrance Hall

Built-in airing cupboard enclosing a hot water storage cylinder and controls for the air source heating. Inset ceiling spotlights. Spiral staircase to first floor. Doors to two bedrooms and bathroom. Wide square opening into:-



Open Plan Lounge/Kitchen/Diner

26' 3" x 18' 3" (7.99m x 5.57m) (Maximum) A light and spacious room with a dual aspect. Two arched uPVC double glazed windows to side elevation. Stripped wood flooring. Vaulted ceiling. TV aerial and telephone points. Stylish white gloss finish kitchen comprising a range of wall and base units with solid oak worktops. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap. Comprehensive range of integrated 'Hotpoint' appliances 'including' twin electric oven/grill, microwave oven, dishwasher, fridge/freezer, washer/dryer and coffee machine. Central island with drawers, cupboard and solid oak worktop. Also features a four ring halogen hob and breakfast bar. Part tiled walls. Arched double doors to outside. Understairs cupboard. Stairs leading up to a mezzanine level which overlooks the living area with an arched uPVC double glazed window to front elevation enjoying views of the countryside. Modern electric consumer unit.

Master Bedroom

13' 11" x 9' 7" (4.23m x 2.92m) uPVC double glazed window to side elevation. TV aerial point. Step and door into:-

En-Suite Shower Room

6' 11" x 6' 8" (2.10m x 2.02m) Large corner shower cubicle with rainfall shower head and tiled surround. White low level W.C and pedestal wash hand basin. Chrome heated towel rail. Part tiled walls. Obscure uPVC double glazed window to rear elevation. Double glazed 'Velux' roof window. Inset ceiling spotlights.

Bedroom Four

9' 7" x 6' 10" (2.92m x 2.09m) uPVC double glazed window to side elevation. TV aerial point.

Bathroom One

8' 6" x 5' 7" (2.60m x 1.69m) Stylish white suite comprising:- Freestanding bath with mixer shower and tap, low level W.C and pedestal wash hand basin. Fully tiled walls. Chrome heated towel rail. Extractor fan. Extractor fan. Inset ceiling spotlights. Shaverlight and socket.

FIRST FLOOR

Landing

Doors to two bedrooms and bathroom. Double glazed 'Velux' roof window. Radiator. Inset ceiling spotlights.

Bedroom Two

13' 10" x 8' 3" (4.21m x 2.52m) Arched uPVC double glazed window to side elevation. Double glazed 'Velux' roof window with views across the adjacent field. Radiator. TV aerial point.

Bedroom Three

12' 7" x 9' 3" (3.84m x 2.83m) Dual aspect room with arched uPVC double glazed window to side and front elevation, enjoying views of the countryside. Double glazed 'Velux' roof window. Radiator. TV aerial point.

Bathroom Two

8' 10" x 6' 0" (2.70m x 1.84m) White suite comprising:- Curved panelled shower bath and screen, low level W.C and pedestal wash hand basin. Fully tiled walls. Chrome heated towel rail. Double glazed 'Velux' roof window. Extractor fan. Shaverlight and socket.

EXTERIOR

The property offers a low maintenance frontage with parking for two cars. To the side is small garden area which is laid to lawn.

DIRECTIONS

Heading east from Lostwithiel on the A390, turn right after 'Downend Garage' which is signposted for Couchs Mill. Follow the road to the t-junction, turn left and continue on this road to Couchs Mill. Upon entering the hamlet you go over the bridge and then take the next right. 'The Chapel' is located at the next t-junction on the left-hand side.



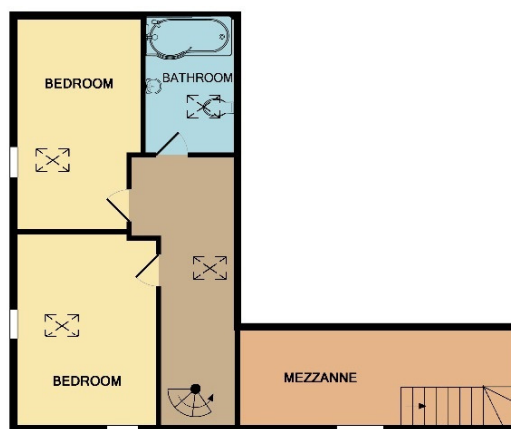


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			87
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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St Austell

18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel

5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard

17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com



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